

FOR SALE

OWNER/USER OPPORTUNITY!

175-185 Market Street, San Rafael, CA, CA 94901



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FOR SALE

Property Summary



175-185 MARKET STREET

175-185 Market Street, San Rafael, CA, CA 94901



PROPERTY HIGHLIGHTS

- ≈ 26% Discount to Recent North Bay Trades – priced around \$249/SF vs. \$340/SF build-new.
- Dual-Strategy Flexibility – Lease for a cash-flowing asset or occupy the vacant bays.
- Last-Mile Access – 2 min to US-101; 20 min to Golden Gate; 35 min to Port of Oakland.
- Fresh Cap-Ex – 2023 roof, LED lighting, insulation, and exterior paint eliminate near-term spend.
- SBA 504/7a Eligible – control with as little as 10% equity.
- High-Bay Specs – 10' clear, 400 A 3-phase, multiple GL doors.
- Supply-Constrained Sub-Market – Marin industrial vacancy has hovered below 2 % since 2021.

OFFERING SUMMARY

Sale Price:	\$3,860,000
Available SF:	±3,033 - 8,111 SF
Lot Size:	±0.459 Acres
Building Size:	±15,500 SF
\$/SF:	\$249.03
Property Type:	Industrial
Zoning:	CCI/O - Core Canal Industrial/Office District



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Property Description

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PROPERTY DESCRIPTION

Two contiguous metal warehouses totaling $\approx 15,500$ SF sit on a 0.46-acre parcel. 49% Lease with stabilized cash flow. Built in 1959, the project was recently upgraded with a new TPO roof, LED lighting, insulation, and fresh exterior paint. Clear-span bays rise to 21' at the center and load via multiple grade-level doors, backed by 400-amp, 3-phase. On-site parking ($\approx 1/860$ SF) lines the frontage. Today 7,500 SF is leased, while 8,000 SF remains vacant and demisable, giving both investors and owner-users immediate flexibility and upside potential.

LOCATION DESCRIPTION

Strategically tucked into San Rafael's Canal District industrial pocket, 175-185 Market Street is only two minutes from the US-101/Andersen Drive interchange and under twenty minutes from the Golden Gate Bridge. The site fronts both Highway 101 and Interstate 580, putting North Bay, East Bay, and San Francisco customers on same-day delivery routes. Nearby SMART rail, Marin Airpporter, and Canal District services give employees transit, lunch, and retail options within a mile, making the address as workforce-friendly as it is logistics-efficient.

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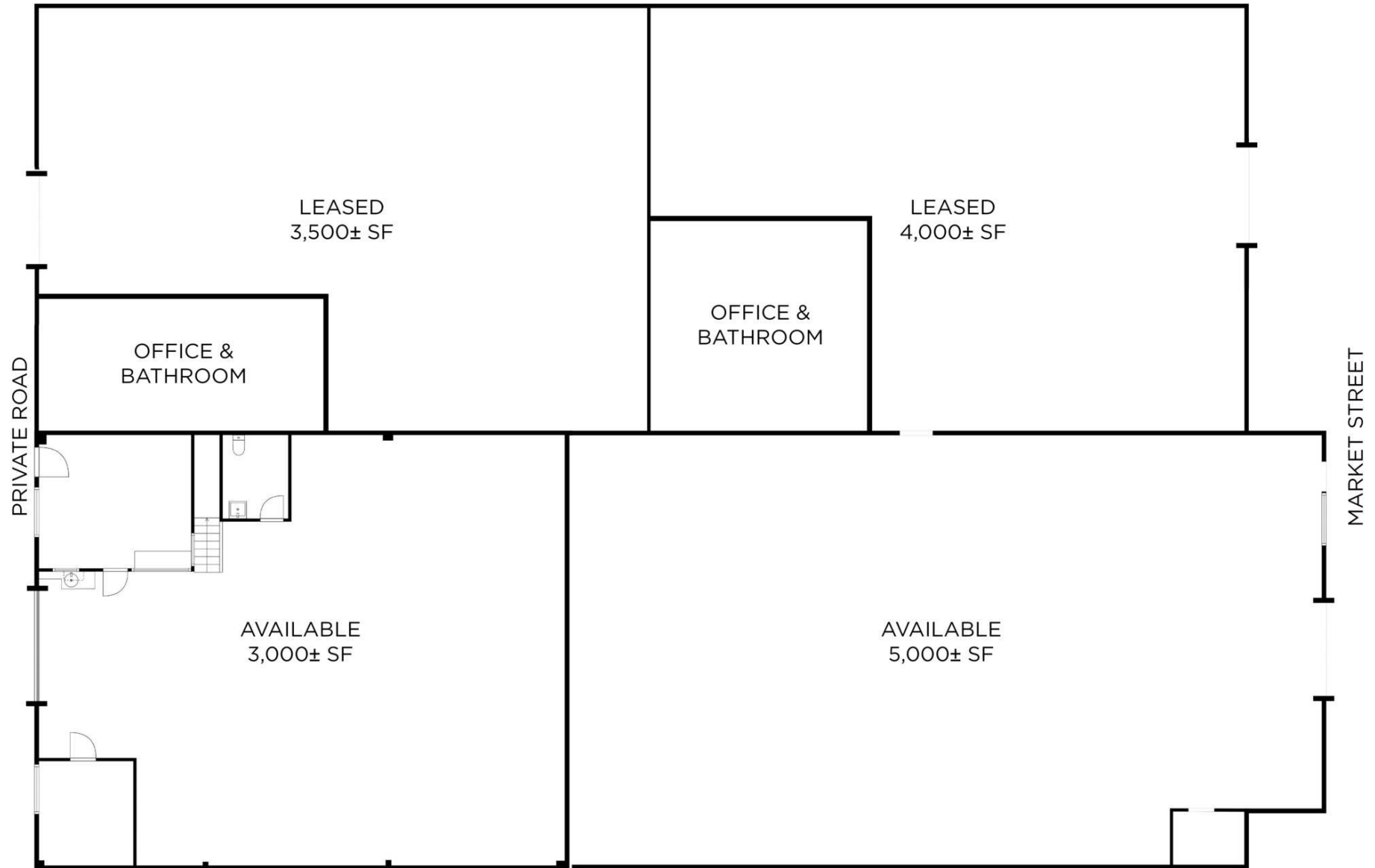


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Floor Plans

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FOR SALE / LEASE

175B (Left) - 175A (Right)

2 VACANT UNITS IN 175 MARKET

175B 5000 SF / 175A 3000 SF



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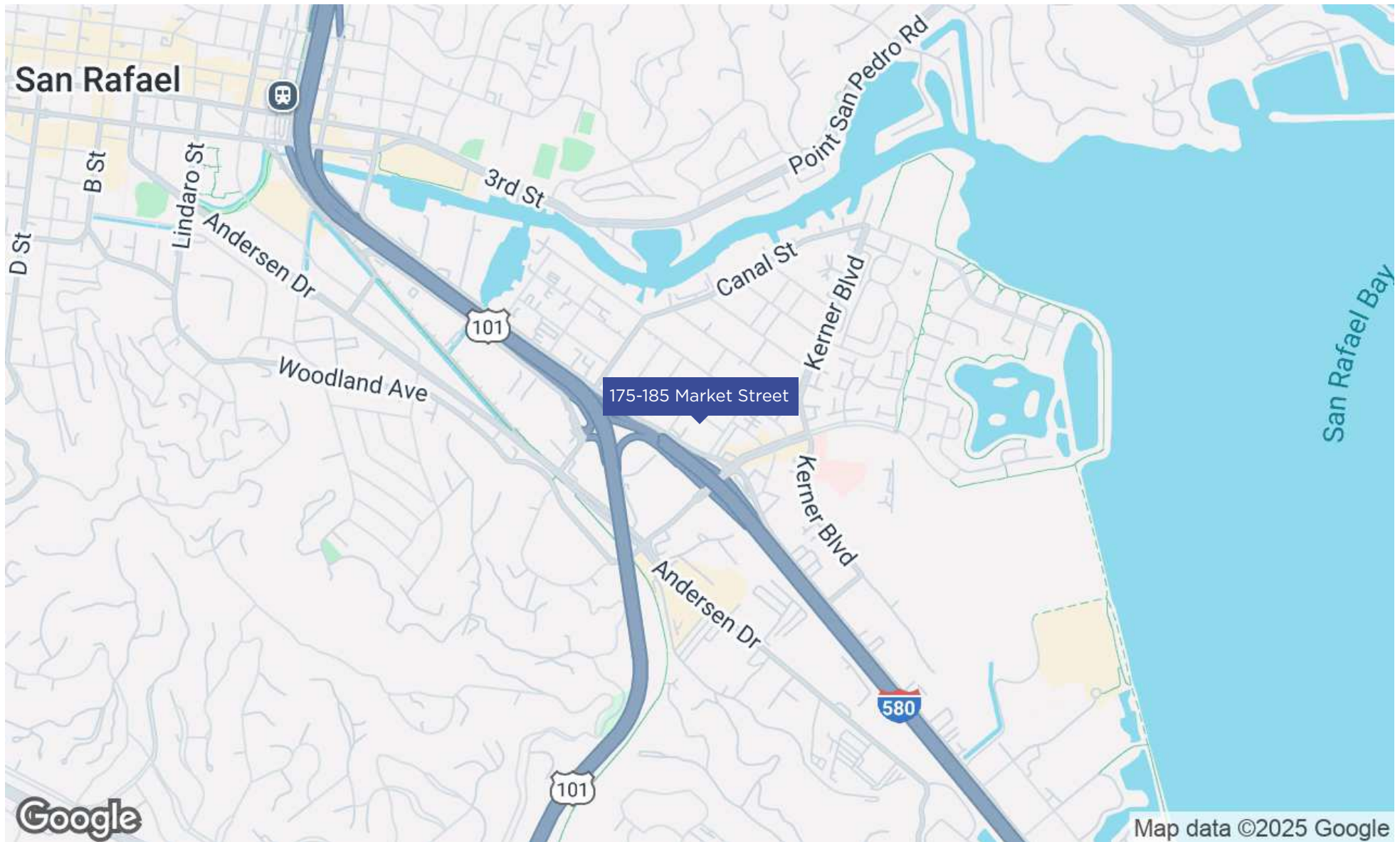


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Location Map

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Retailer Map

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